



TIMED
ONLINE

CAVALIER COUNTY, NORTH DAKOTA LAND AUCTION

Bennett Family

Contact Steffes Representatives **Max Steffes**, (701) 212-2849 or **Joel Swanson**, (701) 371-7152 for details.

193± Acres



Opening: Wednesday, January 21 | 8 AM

Closing: Wednesday, January 28 | 10AM CST 2026

Auctioneer's Note:

This is an incredibly rare opportunity to own and control nearly 200 acres at the bottom of the Pembina Gorge! The area is known for outstanding hunting and recreational opportunities. Deer and elk are abundant, miles of trails and state land are close by, and Frost Fire Ski Lodge adjoins a portion of this land. If you have been on the hunt for a place to build a getaway property in this region, you'll want to be sure to check out this auction!



Steffes Group, Inc.

2000 Main Avenue East, West Fargo, ND 58078 | (701) 237-9173 | SteffesGroup.com

Scott Steffes ND1634; Max Steffes ND8313; Joel Swanson ND8520.

TERMS: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON WEDNESDAY, JANUARY 21 AND WILL END AT 10AM WEDNESDAY, JANUARY 28, 2026.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078.

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy to (701) 237-9173 or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Tuesday, February 17, 2026.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Warranty/PR Deed.**

2026 Taxes: Paid by BUYER.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

CRP CONTRACTS

Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA & NRCS to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agree to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP.

The BUYER will receive 100% of the CRP payment for the FSA fiscal year payable in 2026 and subsequent years.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property

that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



AUCTION DATES

JANUARY

2026

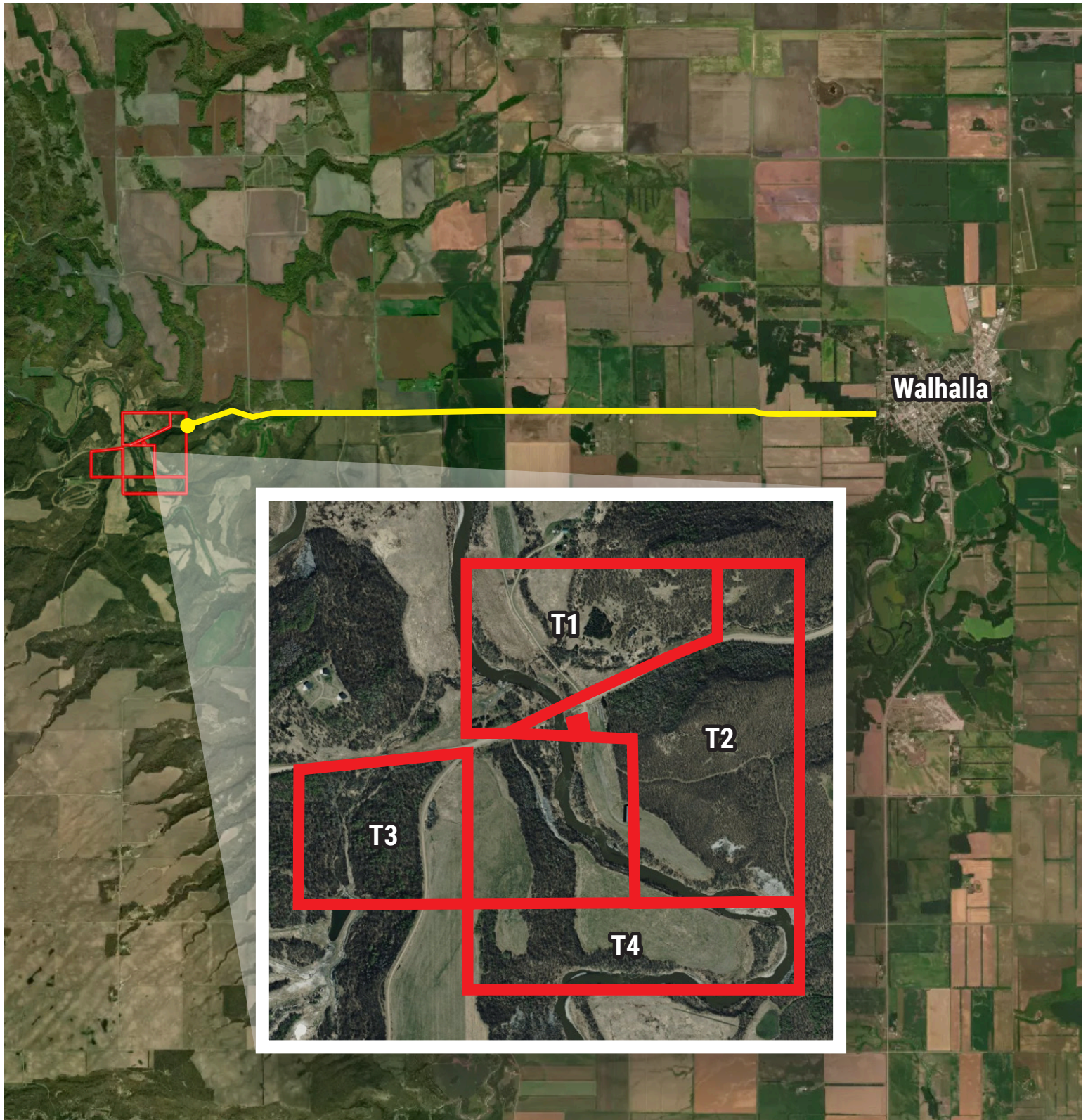
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	OPENS 21	22	23	24
25	26	27	CLOSES 28	29	30	31

NORTH OLGA & FREMONT TOWNSHIPS

Land Located: From Walhalla, 5-1/2 miles west on Co. 55.

Description: portions of section 29 & 30 in North Olga & Fremont Townships

To Be Sold in 4 Tracts!



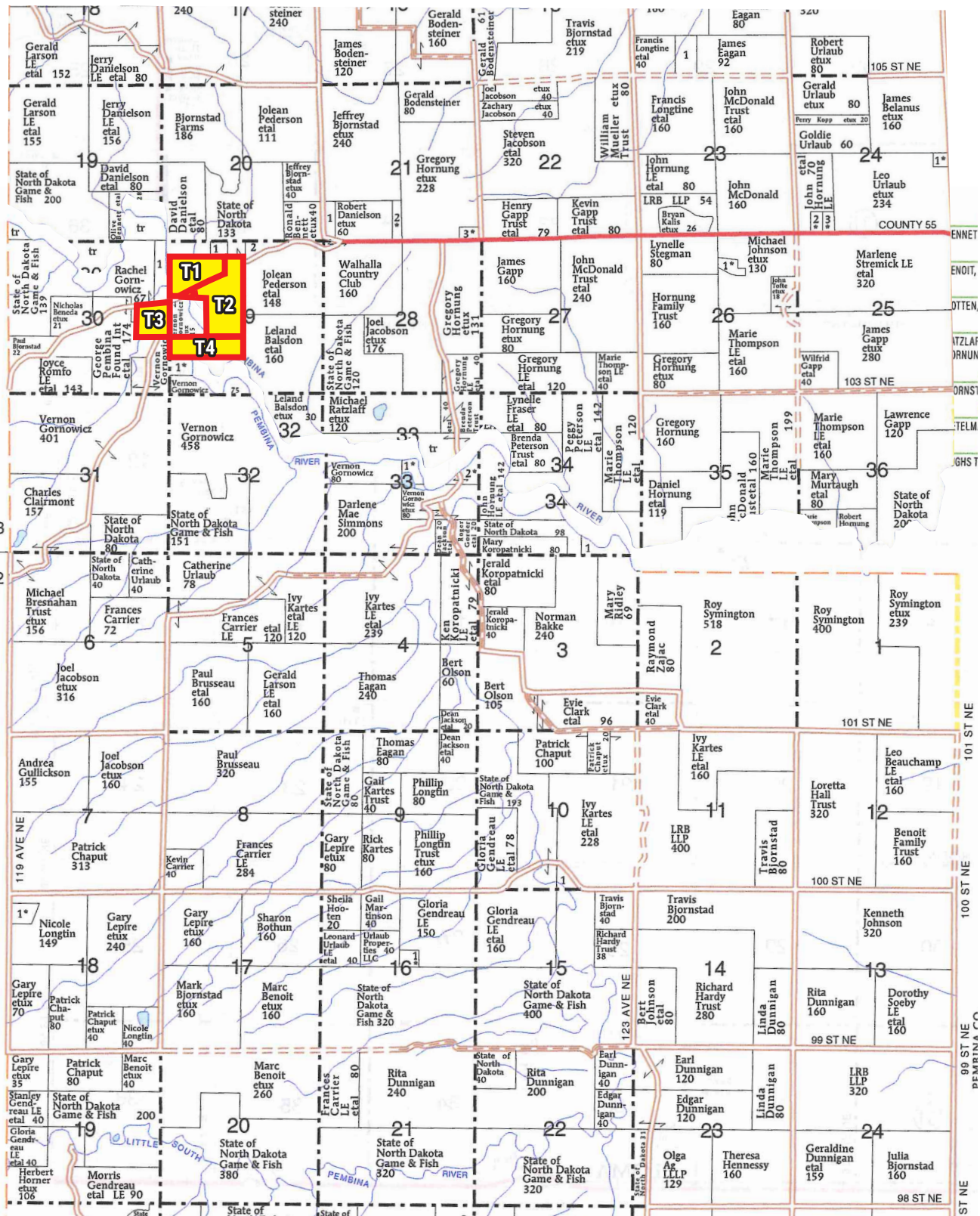
*Lines are approximate

T-163-164-N

FREMONT 'E' PLAT

R-57-W

(Landowners)



T-162-163-N

NORTH OLGA PLAT

R-57-W

(Landowners)

NORTH OLGA & FREMONT TOWNSHIPS

Description: 44.59± Surveyed Acres in NW1/4 Section 29-163-57

Total Surveyed Acres: 44.59±

Cropland Acres (Est.): 9.5±

CRP Acres: 1±

1± Acre @ \$71.28 Annually, Expires 9/30/2033

PID #: 11193000 & 11194000

Tract 1 Note & Disclosures

- There is an uninhabitable old house that sits on this property. This property is being sold AS IS.
- There is a driveway which comes off 120th Ave NE and crosses a small portion of this property. While this has been in place for decades, no formal easement exists.
- There is an irrigation pump and accompanying easement near the river and highway 55 to pull water out of the river for the benefit of Frost Fri Ski Lodge & Walhalla Country Club.



CERTIFICATE OF SURVEY

PART OF THE NW1/4, SECTION 29, TOWNSHIP 163 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, CAVALIER COUNTY, NORTH DAKOTA

PROPOSED LEGAL DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota, lying northerly of the northern right-of-way line of Cavalier County Highway No. 55;

AND

All that part of the West 660.00 feet (40 rods) of the East Half of the Northwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota lying northerly of the northern right-of-way line of Cavalier County Highway No. 55.

The described property contains 44.59 acres, more or less, and is subject to easements, restrictions or reservations of record, if any.

LEGEND

- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- SUBJECT BOUNDARY LINE
- GRAVEL ROAD CENTERLINE
- RIGHT-OF-WAY
- TRACT LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH DAKOTA STATE PLANE (NORTH ZONE)

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED LS-41013



NORTH OLGA & FREMONT TOWNSHIPS

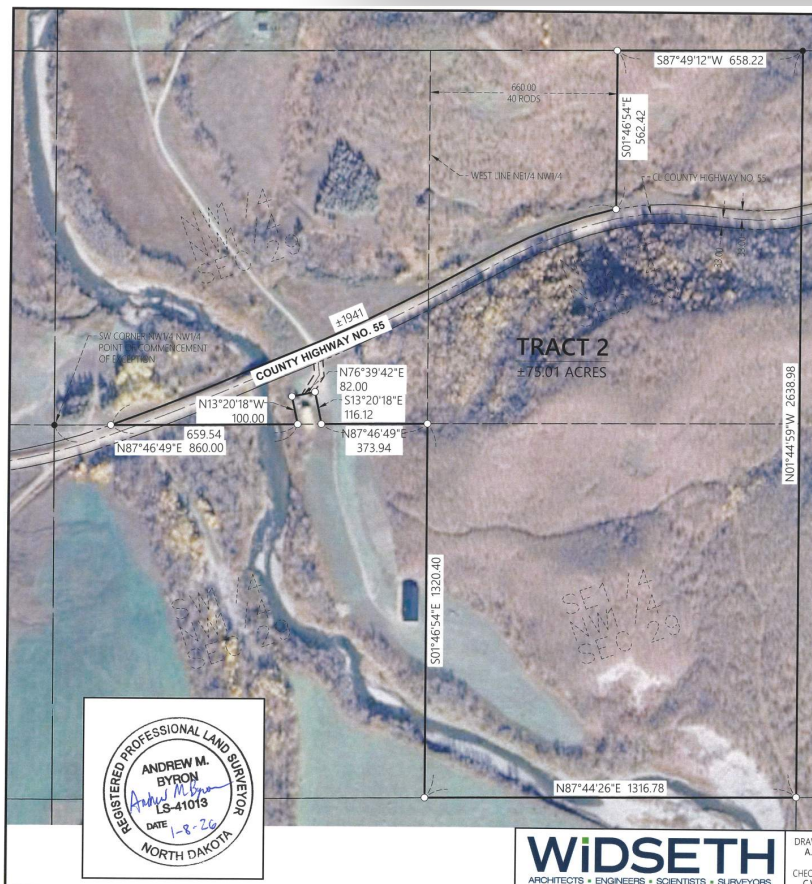
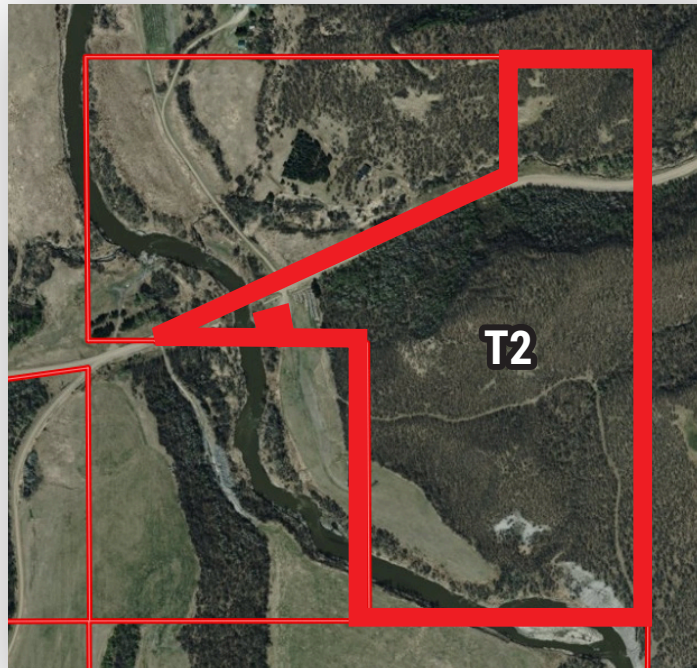
Description: 75.09± Surveyed Acres in NW1/4 Section 29-163-57

Total Surveyed Acres: 75.01±

PID #: 11193000

Tract 2 Note & Disclosures

- There is an access easement that runs through the trails on this property for the benefit of a property owner to the south.
- There will be an access easement provide for access to the yellow machine shop.



CERTIFICATE OF SURVEY
PART OF THE NW1/4, SECTION 29, TOWNSHIP 163 NORTH, RANGE 57 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CAVALIER COUNTY, NORTH DAKOTA
PROPOSED LEGAL DESCRIPTION

The Southeast Quarter of the Northwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota;
 AND
 The Northeast Quarter of the Northwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota, lying southerly of the northern right-of-way line of Cavalier County Highway No. 55;
 AND
 That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota, lying southerly of the northern right-of-way line of Cavalier County Highway No. 55; LESS AND EXCEPT the following described property: Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence North 87 degrees 46 minutes 49 seconds East, assumed bearing, along the south line of said Northwest Quarter of the Northwest Quarter a distance of 860.00 feet to the point of beginning; thence North 13 degrees 20 minutes 18 seconds West 100.00 feet; thence North 76 degrees 39 minutes 42 seconds East 82.00 feet; thence South 13 degrees 20 minutes 18 seconds East 116.12 feet to said south line of the Northwest Quarter of the Northwest Quarter; thence along said south line South 87 degrees 46 minutes 49 seconds West a distance of 83.57 feet to the point of beginning.
 The described property contains 75.01 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.
SUBJECT TO
 An easement for ingress and egress over across and through part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 163 North, Range 37 West of the Fifth Principal Meridian, Cavalier County, North Dakota, said easement having sidelines of 16.50 feet to the right and left of the following described centerline:
 Commencing at the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence North 87 degrees 46 minutes 49 seconds East, assumed bearing, along the south line of said Northwest Quarter of the Northwest Quarter, a distance of 860.00 feet; thence North 13 degrees 20 minutes 18 seconds West 100.00 feet; thence North 76 degrees 39 minutes 42 seconds East 57.00 feet to the point of beginning of the easement centerline; thence North 29 degrees 34 minutes 01 second East 75.00 feet; thence North 06 degrees 36 minutes 58 seconds West 46.00 feet to the southerly right-of-way line of Cavalier County Road 55 and said centerline there terminating.
 The sidelines of said easement are prolonged or shortened to terminate on a line that bears North 76 degrees 39 minutes 42 seconds East and the southwesterly extension thereof from the point of beginning and on said southerly right-of-way line of Cavalier County Road 55 from the point of termination.

0 40
 SCALE IN FEET

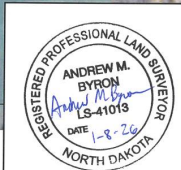
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH DAKOTA STATE PLANE (NORTH ZONE)

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED LS-41013

LEGEND

—	SECTION LINE
—	QUARTER LINE
—	SIXTEENTH LINE
—	SUBJECT BOUNDARY LINE
—	GRAVEL ROAD CENTERLINE
—	RIGHT-OF-WAY LINE
—	EASEMENT CENTERLINE
—	EASEMENT SIDELINE

DRAWN BY:	DATE	AMENDMENT DESC.	PREPARED FOR:	PROJECT #
A.M.B.			STEFES GROUP	2025-12084
CHECKED BY:			I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A SOLE LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.	
C.W.M.			ANDREW M. BYRON	DATE 1-8-2026



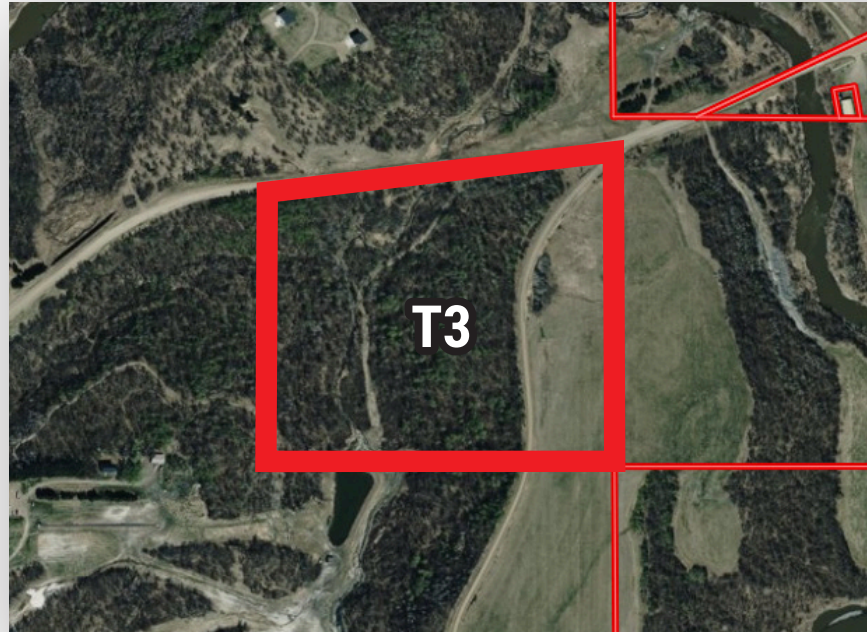
NORTH OLGA TOWNSHIP

Description: 33.02± Surveyed Acres in SE1/4NE1/4 Section 30-163-57

Total Surveyed Acres: 33.02±

Cropland Acres: 7±

PID #: 30232001 & 30232002



CERTIFICATE OF SURVEY

**PART OF THE NE1/4, SECTION 30, TOWNSHIP 163 NORTH,
RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CAVALIER COUNTY, NORTH DAKOTA**

PROPOSED LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota, lying southerly of the southern right-of-way line of Cavalier County Highway No. 55, containing 33.02 acres, more or less, and subject to easements, restrictions, or reservations of record, if any.

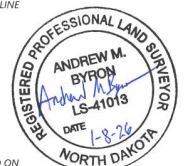
LEGEND

- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- SUBJECT BOUNDARY LINE
- GRAVEL ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- TRACT LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH DAKOTA STATE PLANE (NORTH ZONE)

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED LS-41013



SHEET 4 OF 7

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
A.M.B.
CHECKED BY:
C.W.M.

DATE	AMENDMENT DESC.	PREPARED FOR: STEFFES GROUP	PROJECT #: 2025-12084
		ANDREW M. BYRON	
		DATE: 1-8-26	
		ANDREW M. BYRON	DATE: 1-8-2026

ANDREW M. BYRON LIC. NO.: LS-41013 DATE: 1-8-2026

NORTH OLGA & FREMONT TOWNSHIPS

Description: N1/2N1/2SW1/4 Section 29-163-57

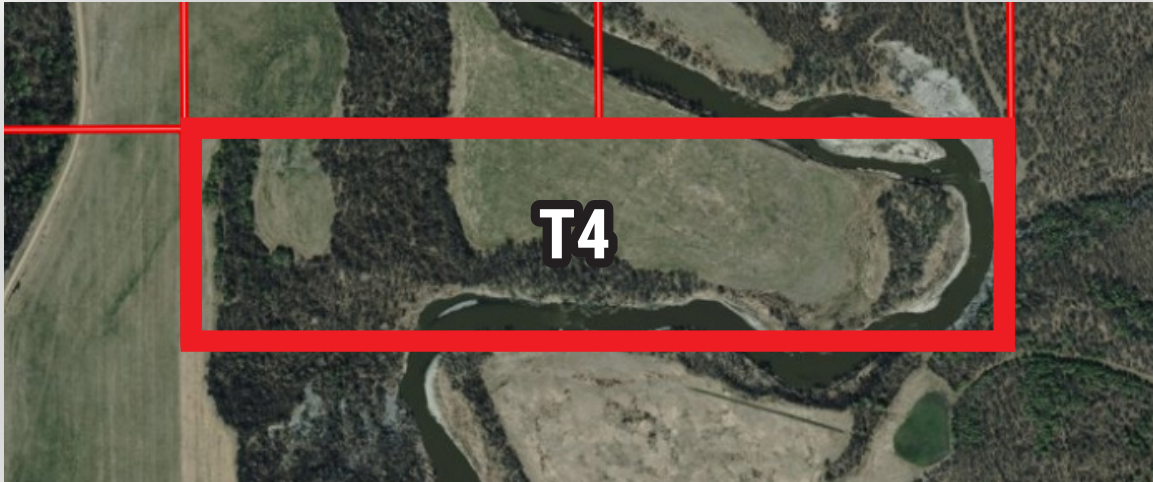
Total Surveyed Acres: 39.01±

PID #: 30224000

Cropland Acres (Est.): 18.5±

Tract 4 Note & Disclosures

- This property has historically been accessed by a prairie trail directly to the north of this property. There is no recorded easement of record, and this property is being sold with known access deficiencies.



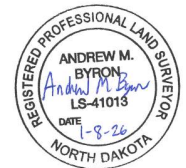
CERTIFICATE OF SURVEY

PART OF THE SW1/4, SECTION 29, TOWNSHIP 163 NORTH, RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, CAVALIER COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

(By Others, Per Doc. No. 237142)

The North Half of the North Half of the Southwest Quarter of Section 29, Township 163 North, Range 57 West of the Fifth Principal Meridian, Cavalier County, North Dakota.



LEGEND

- ===== SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- SUBJECT BOUNDARY LINE
- TRACT LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH DAKOTA STATE PLANE (NORTH ZONE)

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SHEET 5 OF 7



DRAWN BY: A.M.B.	DATE	AMENDMENT DESC.	PREPARED FOR: STEFFES GROUP	PROJECT #:
CHECKED BY: C.W.M.			ANDREW M. BYRON	2025-12084

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

 Andrew M. Byron

 LIC. NO. LS-41013 DATE 1-8-2026

2023 Cavalier County Real Estate Tax Statement

BENNETT, RONALD & LAURA
Taxpayer ID: 4220

Parcel Number	Jurisdiction		
11193000	11-100-10-00-03		
	Physical Location		
	FREMONT TWP		
Legal Description			
E2NW4 & NW4NW4 LESS PT SOLD (29-163-57)			
Legislative tax relief			
(3-year comparison):	2021	2022	2023
Legislative tax relief	31.93	100.62	104.71
Tax distribution (3-year comparison):			
	2021	2022	2023
True and full value	4,500	14,200	14,700
Taxable value	225	710	735
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	225	710	735
Total mill levy	189.32	195.16	191.97
Taxes By District (in dollars):			
County	19.62	62.58	62.50
City/Township	7.20	22.72	20.58
School (after state reduction)	14.66	49.71	51.39
Fire	0.90	2.84	2.94
Ambulance	0.00	0.00	2.94
State	0.22	0.71	0.74
Consolidated Tax	42.60	138.56	141.09
Net Effective tax rate	0.95%	0.98%	0.96%

2023 TAX BREAKDOWN

Net consolidated tax	141.09
Plus: Special assessments	<u>0.00</u>
Total tax due	141.09
Less 5% discount,	
if paid by Feb. 15, 2024	<u>7.05</u>
Amount due by Feb. 15, 2024	<u>134.04</u>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	70.55
Payment 2: Pay by Oct. 15th	70.54

Parcel Acres:

Agricultural	110.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent
FOR ASSISTANCE. CONTACT:

2023 Cavalier County Real Estate Tax Statement

BENNETT, RONALD & LAURA
Taxpayer ID: 4220

Parcel Number	Jurisdiction		
11194000	11-100-10-00-03		
	Physical Location		
	FREMONT TWP		
Legal Description			
W 40 RODS OF NE4NW4 LYING N OF HWY #55 (29-163-57)			
Legislative tax relief			
(3-year comparison):	2021	2022	2023
Legislative tax relief	13.48	7.09	7.84
Tax distribution (3-year comparison):			
	2021	2022	2023
True and full value	1,900	1,000	1,100
Taxable value	95	50	55
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	95	50	55
Total mill levy	189.32	195.16	191.97
Taxes By District (in dollars):			
County	8.28	4.41	4.68
City/Township	3.04	1.60	1.54
School (after state reduction)	6.18	3.50	3.84
Fire	0.38	0.20	0.22
Ambulance	0.00	0.00	0.22
State	0.09	0.05	0.05
Consolidated Tax	17.97	9.76	10.55
Net Effective tax rate	0.95%	0.98%	0.96%

2023 TAX BREAKDOWN

Net consolidated tax	10.55
Plus: Special assessments	<u>0.00</u>
Total tax due	10.55
Less 5% discount,	
if paid by Feb. 15, 2024	<u>0.53</u>
Amount due by Feb. 15, 2024	<u>10.02</u>

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	5.28
Payment 2: Pay by Oct. 15th	5.27

Parcel Acres:

Agricultural	10.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent
FOR ASSISTANCE. CONTACT:

2023 Cavalier County Real Estate Tax Statement

BENNETT, VERNON
Taxpayer ID: 4240

Parcel Number	Jurisdiction		
30232002	30-100-10-00-01		
	Physical Location		
	NORTH OLGA TWP		
Legal Description			
TRACT IN SE4NE4 (30-163-57)			
Legislative tax relief (3-year comparison):	2021	2022	2023
Legislative tax relief	0.00	0.00	27.78
Tax distribution (3-year comparison):	2021	2022	2023
True and full value	0	0	3,900
Taxable value	0	0	195
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	0	0	195
Total mill levy	0.00	0.00	191.97
Taxes By District (in dollars):			
County	0.00	0.00	16.58
City/Township	0.00	0.00	5.46
School (after state reduction)	0.00	0.00	13.63
Fire	0.00	0.00	0.78
Ambulance	0.00	0.00	0.78
State	0.00	0.00	0.19
Consolidated Tax	0.00	0.00	37.42
Net Effective tax rate	0.00%	0.00%	0.96%

2023 TAX BREAKDOWN

Net consolidated tax	37.42
Plus: Special assessments	0.00
Total tax due	37.42
Less 5% discount,	
if paid by Feb. 15, 2024	1.87
Amount due by Feb. 15, 2024	35.55

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	18.71
Payment 2: Pay by Oct. 15th	18.71

Parcel Acres:

Agricultural	7.30 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

FOR ASSISTANCE. CONTACT:

2023 Cavalier County Real Estate Tax Statement

BENNETT, VERNON
Taxpayer ID: 4240

Parcel Number	Jurisdiction		
30232001	30-100-10-00-01		
	Physical Location		
	NORTH OLGA TWP		
Legal Description			
PT OF SE4NE4 (30-163-57)			
Legislative tax relief (3-year comparison):	2021	2022	2023
Legislative tax relief	0.00	17.72	19.24
Tax distribution (3-year comparison):	2021	2022	2023
True and full value	0	2,500	2,700
Taxable value	0	125	135
Less: Homestead credit	0	0	0
Disabled Veterans credit	0	0	0
Net taxable value	0	125	135
Total mill levy	0.00	185.16	191.97
Taxes By District (in dollars):			
County	0.00	11.03	11.49
City/Township	0.00	2.75	3.78
School (after state reduction)	0.00	8.76	9.44
Fire	0.00	0.50	0.54
Ambulance	0.00	0.00	0.54
State	0.00	0.13	0.14
Consolidated Tax	0.00	23.17	25.93
Net Effective tax rate	0.00%	0.93%	0.96%

2023 TAX BREAKDOWN

Net consolidated tax	25.93
Plus: Special assessments	0.00
Total tax due	25.93
Less 5% discount,	
if paid by Feb. 15, 2024	1.30
Amount due by Feb. 15, 2024	24.63

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount):

Payment 1: Pay by Mar. 1st	12.97
Payment 2: Pay by Oct. 15th	12.96

Parcel Acres:

Agricultural	3.00 acres
Residential	0.00 acres
Commercial	0.00 acres

Special assessments:
No Special Assessment details available

Notes:
Penalty Dates for Specials & Payment 1
 March 2: 3% May 1: 6%
 July 1: 9% Oct 15: 12%
Penalty for Payment 2.....Oct 16: 6%
Add 12% Interest per Year delinquent

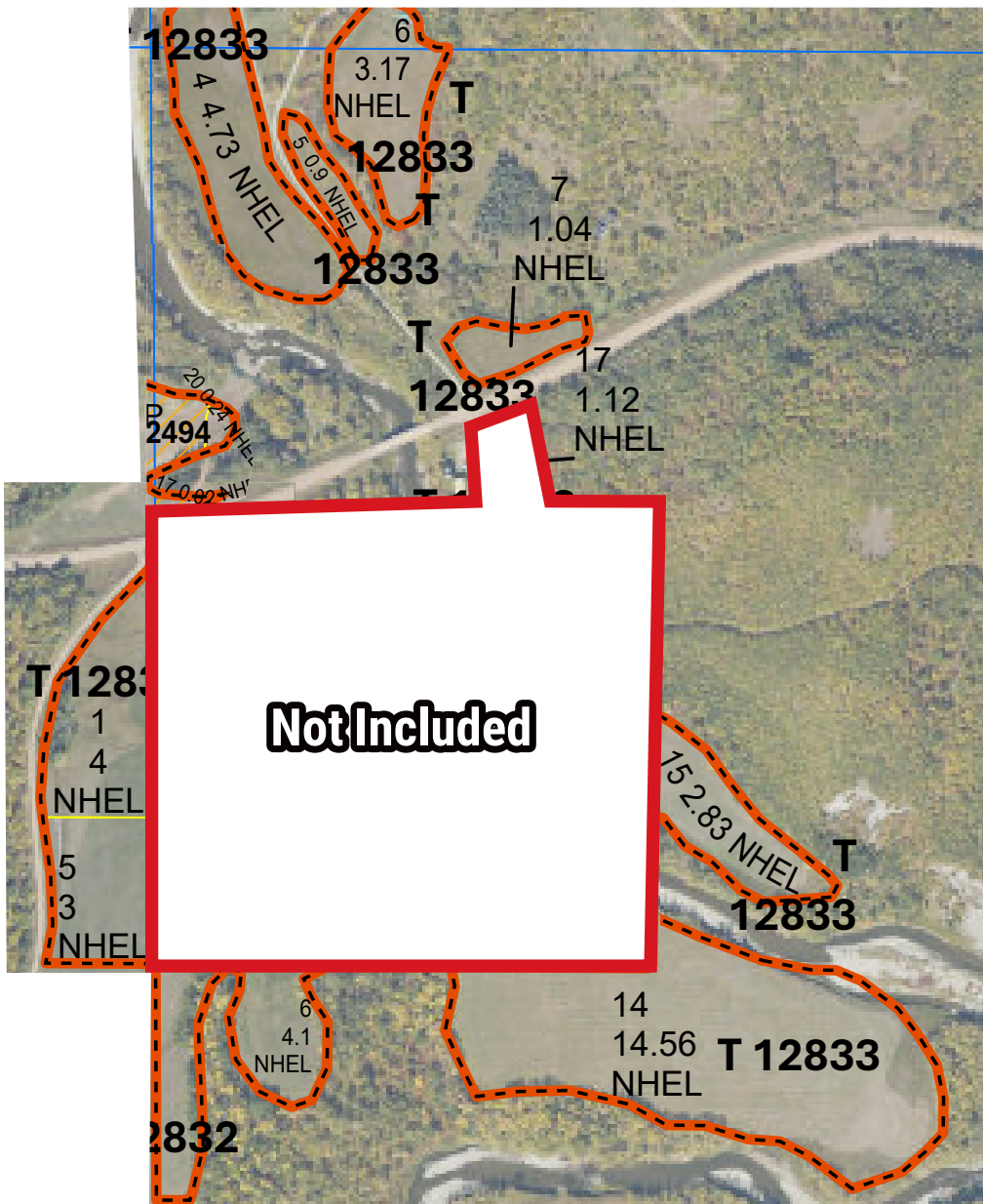
FOR ASSISTANCE. CONTACT:











Unless Otherwise Noted:
 Barley = Spring for Grain
 Canola = Spring for Processing
 Corn = Yellow for Grain
 Flax = Common for Grain
 Oats = Spring for Grain
 Soybeans = Common for Grain
 Sunflowers = Oil for Grain
 Wheat = Spring for Grain
 All fields are non-irrigated
 Shares are 100% to operator

- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Number : 12832

Description : NWNWSW 29-163-57
FSA Physical Location : NORTH DAKOTA/CAVALIER
ANSI Physical Location : NORTH DAKOTA/CAVALIER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : HOLLY J BENNETT, LORRY GENE BENNETT, RONALD LEO BENNETT, SANDRA BENNETT, SUSAN J HOGGARTH, SIDNEY BRANDT
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.10	4.10	4.10	0.00	0.00	0.00	0.00	0.0

Tract 12832 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	4.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Barley	1.90	0.00	44
TOTAL	1.90	0.00	

Tract Number : 12833

Description : Land pcs in NWNW,SWSENW,N2SW 29-163-57

FSA Physical Location : NORTH DAKOTA/CAVALIER

ANSI Physical Location : NORTH DAKOTA/CAVALIER

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : SUSAN J HOGGARTH, LORRY GENE BENNETT, RONALD LEO BENNETT, SANDRA BENNETT, HOLLY J BENNETT, SIDNEY BRANDT

Other Producers : None

Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.35	28.35	28.35	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.35	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.70	0.00	29
Barley	2.60	0.00	44
TOTAL	10.30	0.00	

Tract Number : 12494

Description : SESE-19;NENE-30-163-57

FSA Physical Location : NORTH DAKOTA/CAVALIER

ANSI Physical Location : NORTH DAKOTA/CAVALIER

BIA Unit Range Number :

CRP Contract Number(s) : 11281A

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : SIDNEY BRANDT

Other Producers :

Recon ID : 38-019-2012-191

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
35.00	35.00	35.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	3.32	0.00	31.68	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Barley	3.32	19.88	44
TOTAL	3.32	19.88	

CRP-1 (05-05-25)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 38 019		2. SIGN-UP NUMBER 60		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11281A		4. ACRES FOR ENROLLMENT 31.68		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CAVALIER COUNTY FARM SERVICE AGENCY 800 9TH AVE E STE A LANGDON, ND58249-2936				6. TRACT NUMBER 12494		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2023 TO: (MM-DD-YYYY) 09-30-2033		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (701)256-5521				8. SIGNUP TYPE: General				
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre		\$ 71.28		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 2,258.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	
9C. First Year Payment		\$		12494	13	CP4D	28.69	
(Item 9C is applicable only when the first year payment is prorated.)				12494	19	CP4D	2.99	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
		100.00 %						
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
		%						
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
		%						
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.								
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).								

Date: _____

Received of _____

Whose address is _____

SS # _____ Phone # _____ the sum of _____ in the form of _____ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of..... \$ _____

Earnest money hereinafter received for..... \$ _____

Balance to be paid as follows..... In Cash at Closing..... \$ _____

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. Minnesota Taxes: SELLER agrees to pay _____ of the real estate taxes and installment of special assessments due and payable in _____ BUYER agrees to pay _____ of the real state taxes and installments and special assessments due and payable in _____ SELLER warrants taxes for _____ are Homestead, _____ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: _____
7. South Dakota Taxes: _____
8. The property is to be conveyed by _____ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before _____ Possession will be at closing.
10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.
12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
13. Any other conditions: _____
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: _____

Seller: _____

Steffes Group, Inc.

Seller's Printed Name & Address:

CAVALIER COUNTY
NORTH DAKOTA

**193±
Acres**



Steffes Group, Inc. | SteffesGroup.com
(701) 237-9173 | 2000 Main Ave E, West Fargo, ND 58078

